

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, October 7, 2014
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

The October 7, 2014 meeting of the Plan & Zoning Commission was called to order at 6:30 pm by Chairman L. West.

ROLL CALL

Members present: T. Flack, D. Fliger, T. Ripper, L. Voigt, L. West. Absent: D. Godwin, G. Hunter, P. Mollenhauer, S. Odson. Staff present: E. Carstens, J. Gould, E. Bodeker, T. Kuhn.

AMENDMENTS TO THE AGENDA

Motion by T. Flack to approve the agenda as submitted. Second by T. Ripper. All voted aye. Motion carried 5 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

L. West announced a request to remove Item #3 from the Consent Agenda.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the September 16, 2014 minutes of the Plan & Zoning Commission meeting.

Item #2. 1515 NE 36th Street – DRA Properties Office and Auto Museum Expansion - Site Plan

Motion to approve the DRA Properties Office and Auto Museum Expansion Site Plan at 1515 NE 36th Street subject to staff approval of a landscaping plan that complies with the landscaping requirements of the City of Ankeny.

Item #4. 740 SE Dalbey Drive – Mrs Clark's Foods 2014 Building Addition Site Plan

Motion to approve the Mrs Clark's Foods 2014 Building Addition Site Plan at 740 SE Dalbey Drive.

Item #5. Farrell Park Plat 1 - Final Plat

Motion to recommend City Council approval of Farrell Park Plat 1 Final Plat and recommend City Council approval to defer sidewalk installation along SE Delaware Ave. south of SE 70th Court until such time as deemed appropriate by City Council.

Item #6. 900 SE 70th Court – US Autoforce Warehouse Site Plan

Motion to approve the US Autoforce Warehouse Site Plan at 900 SE 70th Court.

Item #7. Otter Creek Golf Course Plat 8 Final Plat

Motion to recommend City Council approval of Otter Creek Golf Course Plat 8 Final Plat and recommend Council authorization of cost participation for an amount not to exceed \$12,260 for relocating a cart path onto City property and 4-foot sidewalk along City owned property.

Item #8. Woodland Ridge Townhomes Plats 2 & 3 Final Plat and PUD Site Plan

Motion to recommend City Council approval of Woodland Ridge Townhomes Plat 2 Final Plat

Motion to recommend City Council approval of Woodland Ridge Townhomes Plat 3 Final Plat
Motion to recommend City Council approval of Woodland Ridge Townhomes Plats 2 & 3 Final PUD Site Plan, subject to staff approval of a landscaping plan that complies with landscaping requirements of the City of Ankeny.

Motion by L.Voigt to approve the recommendations for Consent Agenda Items #1 - #8 with the exception of Item #3. Second by D.Filger. All voted aye. Motion carried 5 – 0.

REMOVED CONSENT AGENDA ITEMS

Item #3. 206 SE Magazine Road – iWireless Stealth Monopole Cell Tower Site Plan

Pete McNally, The Grinnell Group representing Iowa Wireless explained that iWireless is owned by Iowa Network Services who recently purchased the Des Moines market from T-Mobile and are in the process of upgrading coverage. This tower and the tower approved on N Ankeny Blvd. are the only new towers, other existing structures were upgraded. He stated that the tower site is located on industrial zoned property, used industrially. The property to the south is zoned industrial and operated as Ankeny Sanitation, west is a credit union and the north and east sides of the triangularly shaped property are railroad tracks with office and multifamily residential beyond that. Mr.McNally explained that they are proposing a 100 foot tower with antennas enclosed inside. The tower will be placed at the back of the property; there will be no additional structures, only outdoor equipment cabinets inside a solid fence. The site has a lot existing landscaping that will be preserved. He presented the site drawing identifying the existing building and proposed lease area with the pole, a 10' x 10' pad with 2 equipment cabinets, 30 inches square 70 inches tall, with space available within the fenced area for co-location. A driveway along the east property boundary and a turnaround will be paved to provide access, there is also a gravel access drive along the western boundary. He presented a photo showing the existing landscaping and brick wall at the north end of the parcel, adding that the owner has been a good steward of the property.

D.Filger asked about the fencing. Mr.McNally responded that it is a solid cedar 6-foot fence. D.Filger suggested that since the cabinet structure is 7 foot tall, an 8 foot fence would be the preference. He also asked if the cedar fencing would be maintained over time. Mr.McNally agreed that an 8 foot fence can be constructed and that the fence would be maintained.

D.Filger asked if there will be any lighting atop the pole. Mr.McNally responded that it would not be lite.

Motion by D.Filger to approve the iWireless Stealth Monopole Cell Tower Site Plan at 206 SE Magazine Road subject to increasing the fence height from 6 feet to 8 feet. Second by T.Ripper. All voted aye. Motion carried 5 – 0.

REPORTS

City Council Meeting

D.Godwin attended the October 6, City Council meeting and will provide a report at the next meeting.

Director's Report

E.Carstens presented the tentative agenda items for the October 21, 2014 meeting and the September Building Permits Report. He asked that Commissioners confirm their availability for a Spring Retreat and announced that the City Manager is tentatively scheduled to attend the next meeting to respond to the Commissioner's questions on the CDBG and the impact of the special census.

Commissioner's Reports

T.Ripper announced he will be unable to attend the first meetings in November and December.
L.West asked about the status of SW Irvinedale Drive.

MISCELLANEOUS ITEM

Staff will confirm that S.Odson will attend the October 20, 2014 City Council meeting.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:50 pm.

Submitted by Trish Kuhn, Secretary

Plan & Zoning Commission